

Welcome to
Harris County Water Control & Improvement District No. 119

Open House

Tuesday, April 19th
7:00 p.m.



HC WCID No. 119

BOND ELECTION SUMMARY

2022

<i>Construction Costs:</i>	<i>Amount</i>
Wastewater Collection, Transportation, and Treatment Facilities Rehabilitation & Replacement	\$ 18,323,000
Water Supply and Distribution Facilities Rehabilitation & Replacement	\$ 13,414,170
Drainage, Storm-water Detention and Pollution Control Facilities and Services	\$ 450,000
Engineering	\$ 8,801,934
Developer Reimbursement	\$ 11,820,000
Inflation (3% per year)	\$ 8,366,068
TOTAL CONSTRUCTION COSTS (84.43%)	\$ 61,175,172

Non-Construction Costs:		
A. Cumulative Legal Fees for Estimated 7 Bond Applications	\$ 1,882,500	(1)
B. Fiscal Agent Fees (2.0%)	\$ 1,450,000	
C. Interest Expenses Capitalized Interest (One Year @ 5.0%)	\$ 3,625,000	
D. Bond Discount (3%)	\$ 2,175,000	
E. Administrative Expense and Issuance Cost	\$ 1,413,222	
F. TCEQ Bond Issuance Fee (0.25%)	\$ 181,250	
G. Attorney General's Fee (0.10%)	\$ 72,500	
H. Engineering Report for Estimated 7 Bond Applications	\$ 525,000	
TOTAL NON-CONSTRUCTION COSTS (15.72%)	\$ 11,324,472	
TOTAL BOND ISSUE REQUIREMENT	\$ 72,500,000	

Notes:
(1) Per agreement, Attorney fees are 2.5% of Bond Issue + (\$10,000).

Existing Infrastructure



Exterior Leak and Deterioration



Exterior Bolt Corrosion and Leak



Interior Coating and Appurtenances



Interior Floor Deterioration



Interior Sealant Deterioration



Ladder Corrosion

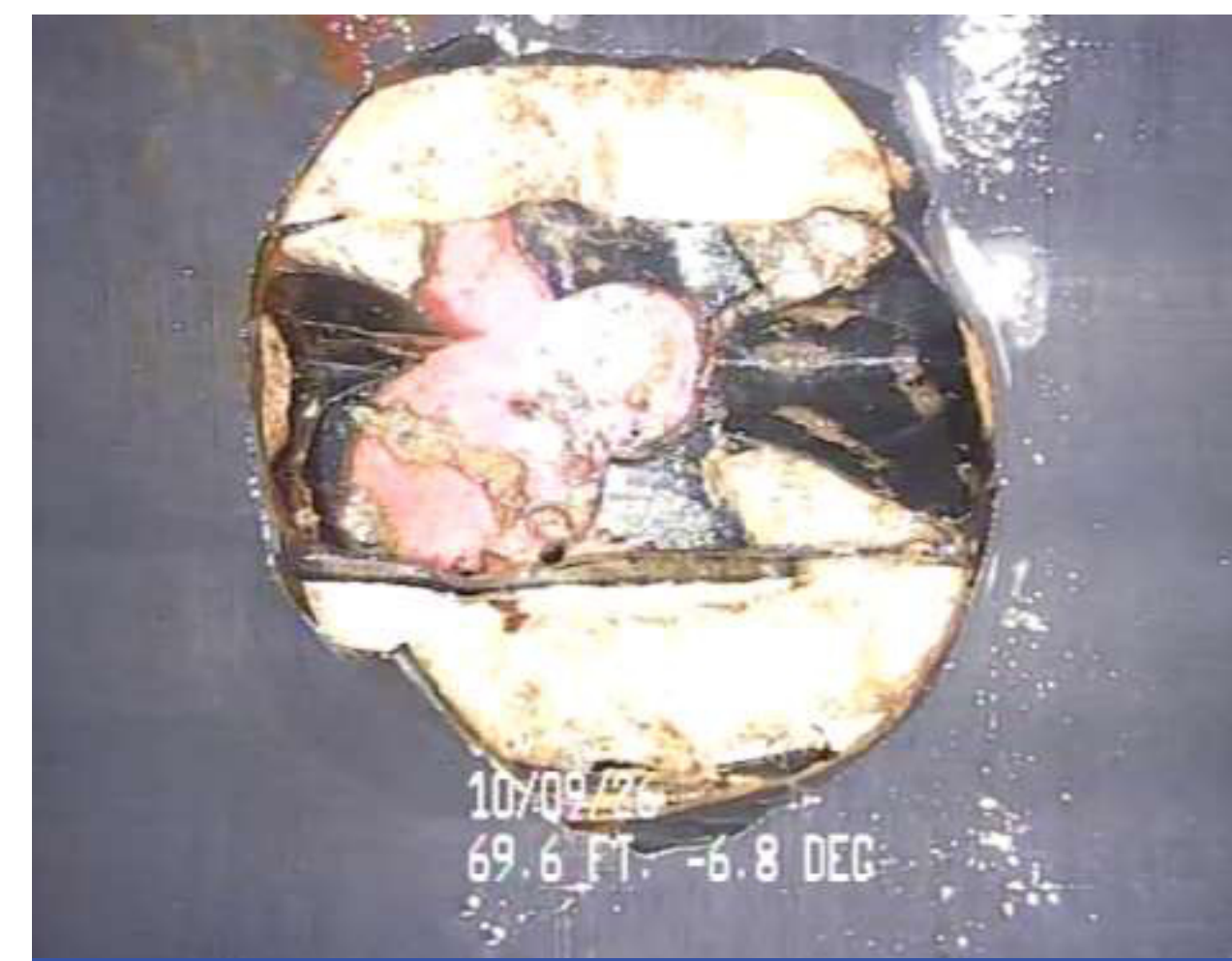
Existing Infrastructure



Existing Pipe Crack and Root Between MH 90-92



Tap Break Between MH 90-92



Surface Damage to Ex. Pipe Between MH 125-126



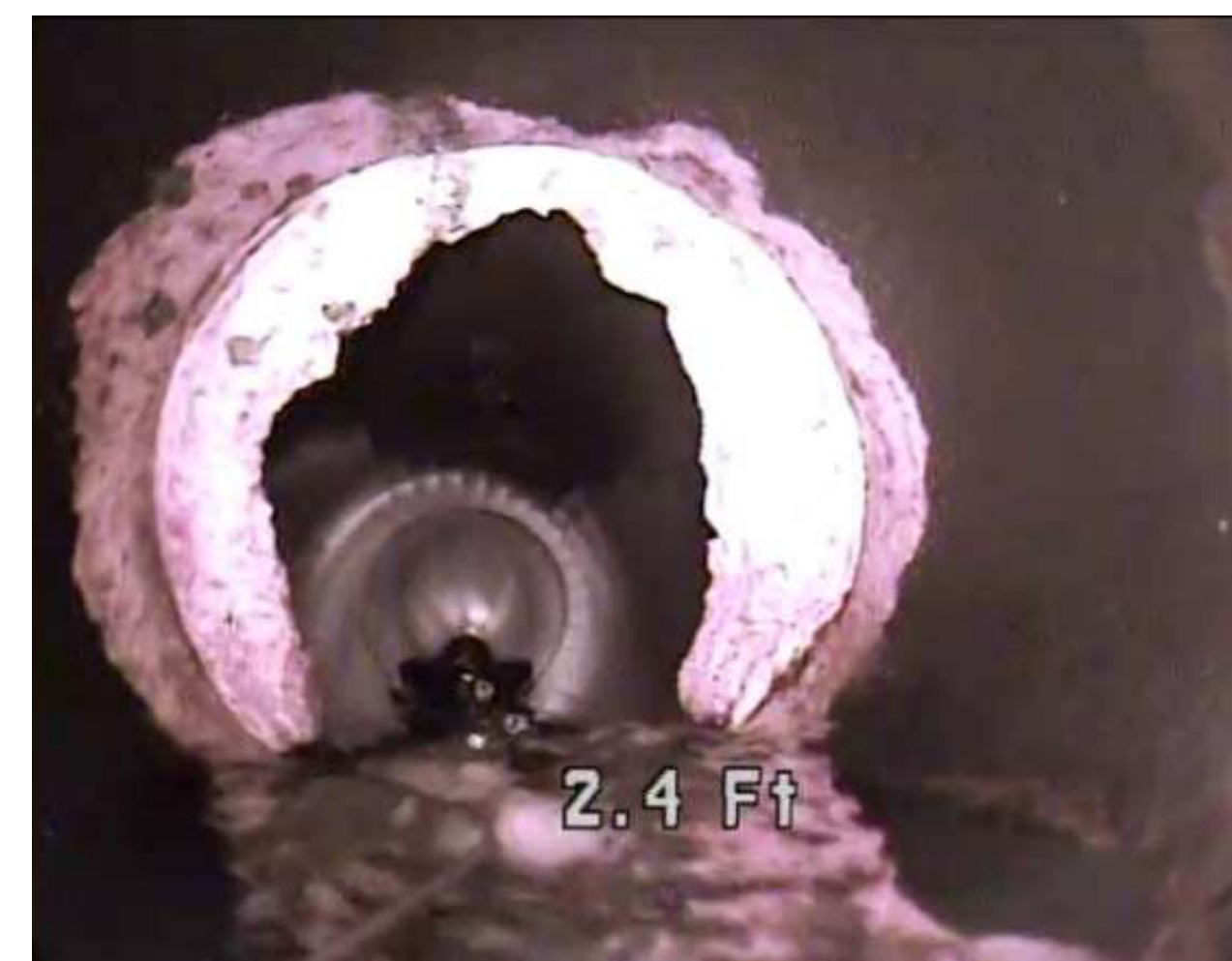
Existing Root Joint Between MH 127-128



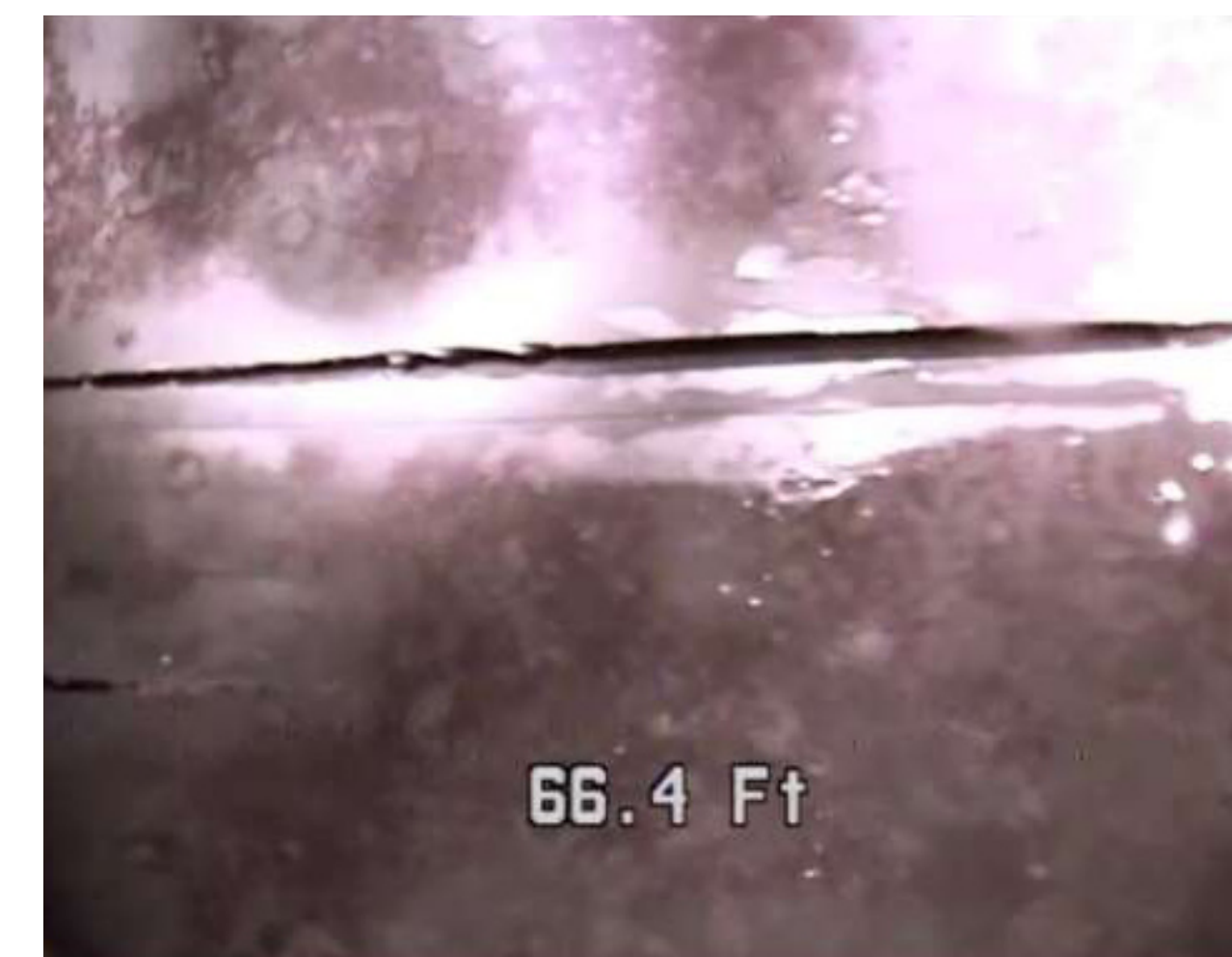
Pipe Blockage Between MH 104-141



Existing Pipe with Grease Between MH 119-120



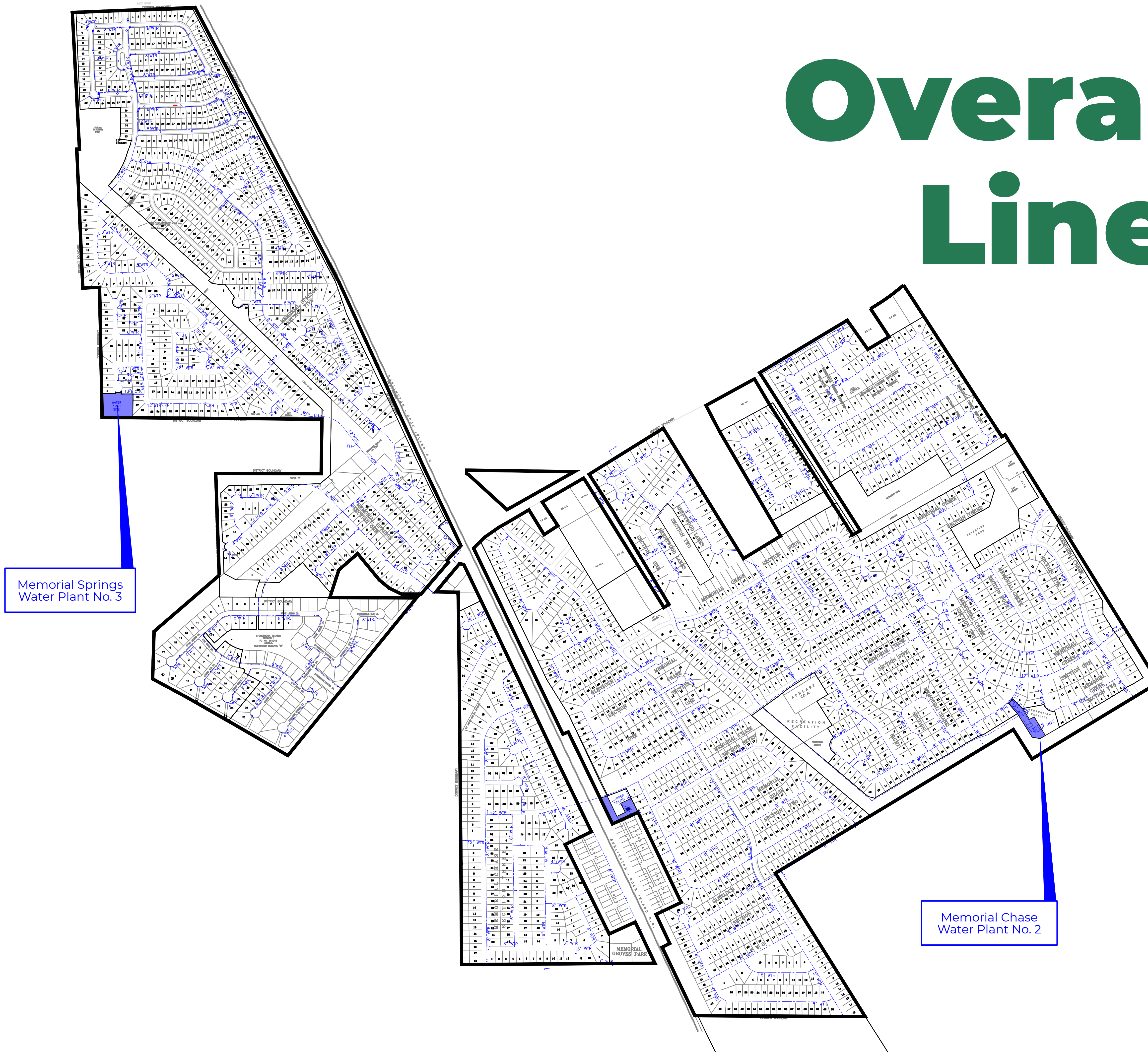
Grease Between MH 119-120



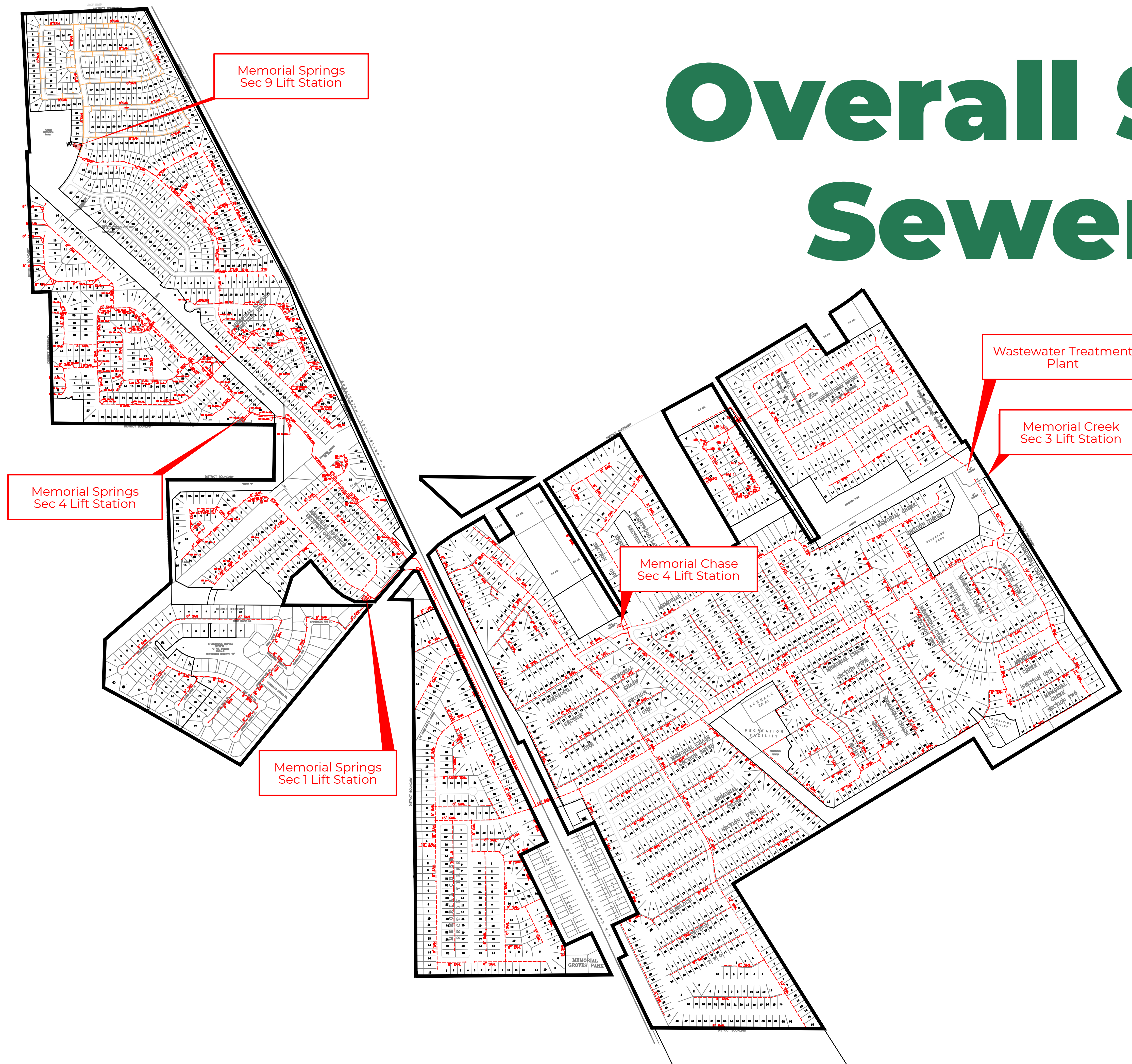
Crack Between MH 137-139

HCWCID 119

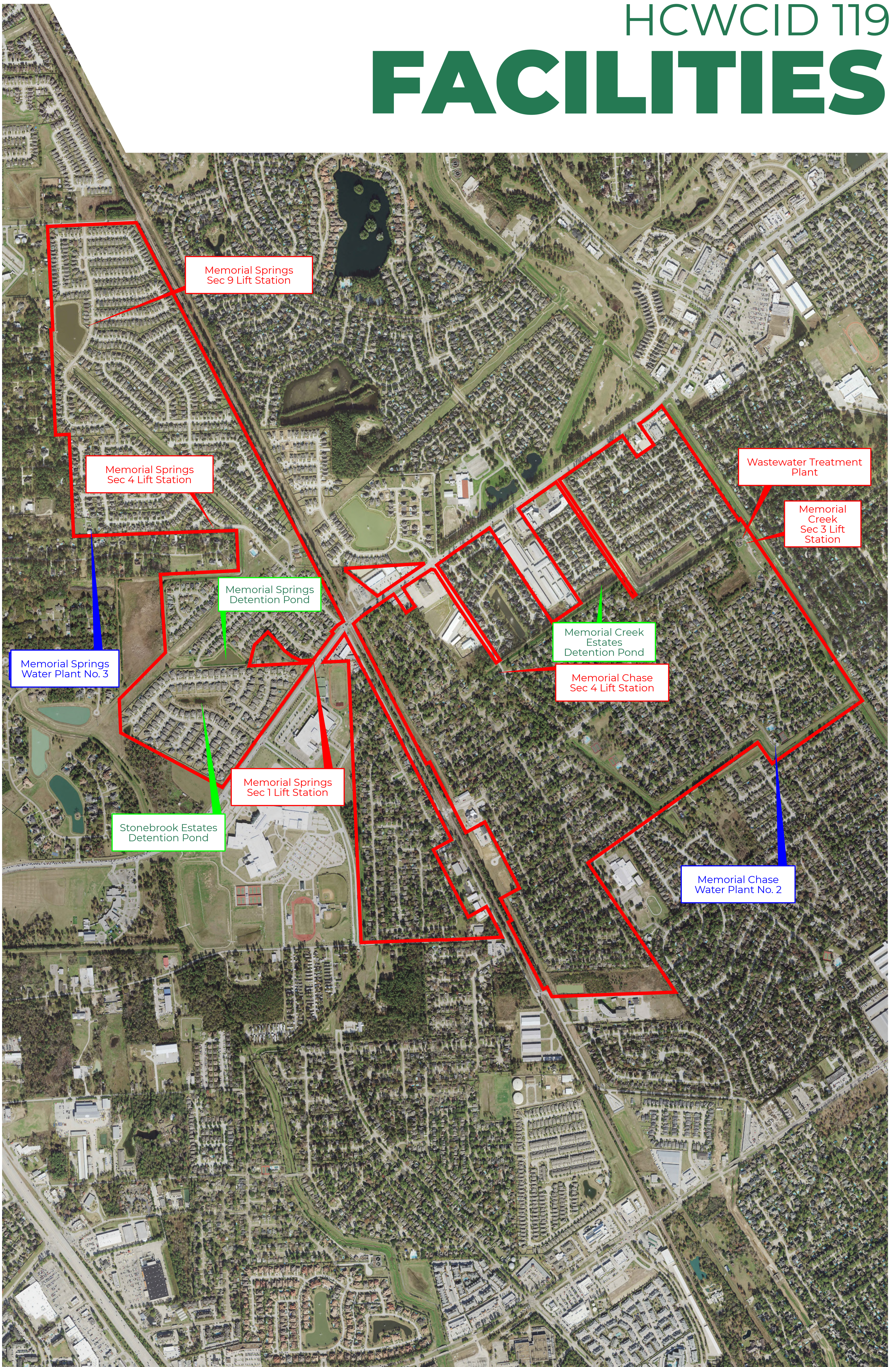
Overall Water Line Layout



Overall Sanitary Sewer Layout

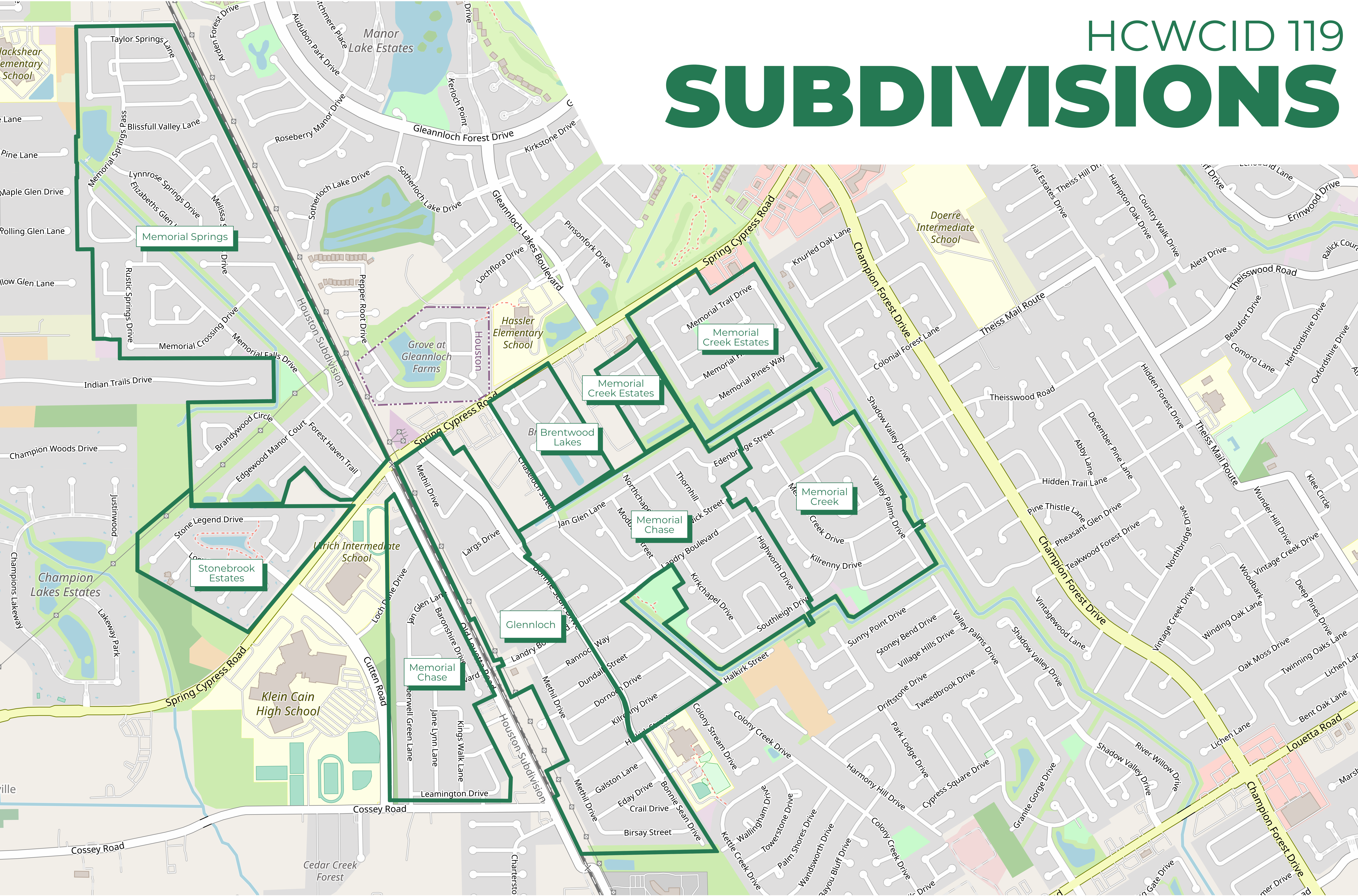


HCWCID 119 FACILITIES



HCWCID 119

SUBDIVISIONS



Paying for Repairs/Maintenance/ Improvements to our Facilities

BOARD OF DIRECTORS AS STEWARDS OF YOUR MONEY

- Review of audit and other reports
- The District is in excellent financial condition – rated “A” (stable outlook) by Standard & Poor’s with a balanced budget and excellent rainy day reserves
- The District will only issue bonds as necessary and only with the approval of the TCEQ and the Texas Attorney General
- The District’s bonds are limited to the provision of water, sewer and drainage services
- The District has two sources of income – property taxes and water and sewer revenue
- The District has refinanced portions of its outstanding bonds for a total of \$5,038,605 in gross debt service savings

Paying for Repairs/Maintenance/Improvements to our Facilities

SOURCES FOR PAYMENT OF MINOR EXPENSES

- Water and Sewer Revenue
- Maintenance Tax
 - Maximum Authorized Maintenance Tax Rate - \$0.25
 - 2021 Maintenance Tax Rate - \$0.08

SOURCES FOR PAYMENT OF MAJOR EXPENSES

- Bonds
 - Advantages – long term financing at low interest rates and repayment schedule can be structured to minimize tax rate impact
 - Paid with debt service tax proceeds

Historical Tax Information

Year	Taxable Value	Tax Rate
2021	\$714,660,868	\$0.42
2020	\$672,019,437	\$0.45
2019	\$643,012,236	\$0.45
2018	\$597,850,078	\$0.48
2017	\$578,242,715	\$0.48
2016	\$540,975,071	\$0.48
2015	\$492,971,227	\$0.52
2014	\$436,602,346	\$0.54
2013	\$396,733,725	\$0.59
2012	\$379,185,314	\$0.59

The total tax rate is comprised of two components – debt service tax, which is used to pay the principal and interest on outstanding bonds, and maintenance tax, which is used to pay operating and maintenance expenses of the District. The 2021 tax rate is \$0.42 per \$100 of assessed valuation, \$0.34 of which is debt service tax and \$0.08 of which is maintenance tax.

Example of “Pay as You Go” vs. Bond Financing for Major Repairs and Rehabilitation

Assumptions:

2,995 Homes
2021 Certified
Assessed Valuation
Average Home
Value

\$714,660,868
\$240,929

Water/Sewer
Bill Impact

Amount Needed for Capital Improvements	Annual	Monthly
\$1,000,000	\$333.89	\$27.82
\$3,000,000	\$1,001.67	\$83.47
\$5,000,000	\$1,669.45	\$139.12

Bond Issue Assumptions

- 5% Interest Rate
- 25 year maturity schedule
- Non-Construction costs equal 15% of bond issue

Bond Issue Size	Annual	Monthly
\$1,180,000	\$24.09	\$2.01
\$3,530,000	\$72.28	\$6.02
\$5,885,000	\$144.56	\$12.05

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT
DISTRICT NO. 119
BOND ELECTION**

**Harris County WCID No. 119,
PROPOSITION A**

THE ISSUANCE OF \$72,500,000 BONDS FOR WATER, SANITARY SEWER, DRAINAGE AND STORM SEWER SYSTEMS AND THE LEVY OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, IN PAYMENT OF THE PRINCIPAL AND INTEREST ON THE BONDS

☐ FOR

☐ AGAINST

**DISTRITO DE CONTROL Y MEJORAS DE AGUA NRO. 119
DEL CONDADO DE HARRIS
ELECCIÓN DE BONOS**

**Harris County WCID No. 119,
PROPOSICIÓN A**

LA EMISIÓN DE \$72,500,000 EN BONOS PARA SISTEMAS DE ABASTECIMIENTO DE AGUA, ALCANTARILLADO SANITARIO Y ALCANTARILLADO DE DRENAJE Y AGUA DE TORMENTA, Y LA IMPOSICIÓN DE IMPUESTOS, SIN LÍMITE EN CUANTO A TASA O CANTIDAD, PARA EL PAGO DEL CAPITAL Y EL INTERÉS DE LOS BONOS

☐ A FAVOR

☐ EN CONTRA

**CƠ QUAN QUẢN LÝ VÀ CẢI TIẾN NGUỒN NƯỚC SỐ 119
QUẬN HARRIS
CUỘC BẦU CỬ TRÁI PHIẾU**

**WCID số 119 Quận Harris ,
KẾ HOẠCH ĐỀ NGHỊ A**

PHÁT HÀNH CÁC TRÁI PHIẾU TRỊ GIÁ \$72,500,000 CHO CÁC HỆ THỐNG DẪN THỦY, THOÁT NƯỚC THẢI VỆ SINH, CỐNG RÃNH VÀ THOÁT NƯỚC MƯA VÀ ĐÁNH THUẾ, KHÔNG GIỚI HẠN MỨC THUẾ HOẶC SỐ TIỀN THUẾ, ĐỂ TRẢ TIỀN GỐC VÀ LÃI SUẤT CỦA CÁC TRÁI PHIẾU ĐÓ

☐ THUẬN

☐ CHỐNG

**HARRIS縣水務管理與改善區第119區
債券選舉**

**Harris縣水務管理與改善區第119區
提案A**

發行金額為\$72,500,000元的水務、污水管道及排水與雨水管道系統債券，並徵收不限稅率或稅額的稅款以償付上述債券之本金及利息

☐ 贊成

☐ 反對